



Seattle Labor Temple

Landmarks Preservation Board - Certificate of Approval Packet 2
March 11, 2021



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PROJECT SUMMARY

Name: Seattle Labor Temple

Address: 2800 1st Ave #140, Seattle, Wa 98121

Dates of Construction: 1942; 1946; 1955

Project Description:

The Seattle Labor Temple is currently vacant and unoccupied. This project will renovate the south Labor Temple building so that it can be re-occupied with office tenants. The renovated south Labor Temple building will provide a range of small-scale office spaces, common areas, and amenity spaces, with the goal of establishing a community of creative and professional small businesses within the revitalized historic building.

An earlier Certificate of Approval has been issued to replace the windows in the building. It has since been decided to rehabilitate the existing original windows rather than replace them with new windows. This new approach is described on the following pages.

This application for Certificate of Approval is for the following proposed modifications to the building:

1. Replace the entry doors at First Avenue and Clay Street building entrances.
2. Restore the historic neon signage and relocate it from First Avenue to the Clay Street entrance.
3. Renovate and enlarge the First Avenue entry lobby, to make it a hub for the new office tenants.
4. Remove the existing elevator penthouse at roof and construct a new elevator / stair penthouse and a small terrace ammenity at the roof.
5. Paint the brick at upper courses of the 1955 addition. The upper brick from the 1955 addition does not match the brick at the lower courses. The goal is to apply a breathable paint to the upper courses to enhance the building appearance. The proposed color would be a subtle version of the light blue-green color of the existing terra cotta elements on the façade.



LABOR TEMPLE CONTEXT AND SITE



HISTORIC PHOTOS



1942 - SOUTH BUILDING BEFORE THE THIRD FLOOR WAS ADDEDD IN 1955



1955 - CORNER OF FIRST AVE. AND BROAD ST. LOOKING SOUTH

CURRENT CONDITIONS



THE WEST FACADE OF THE SOUTH BUILDING ON FIRST AVE.



THE SOUTH FACADE OF THE SOUTH BUILDING ON CLAY ST.

UPDATE ON WINDOW REPLACEMENT

1 When the 1980s window was removed, the original steel window frame was found in place. This original steel frame is embedded in the terracotta jamb.

2 The owner has decided to restore all of the building's original windows rather than replace them with new windows as approved in the previous Certificate of Approval Application. This means that existing narrow sidelines will be restored at the First Ave and Clay Street facades, and will be retained at the Alley, North and Courtyard facades.

At the First Ave and Clay facades, new replacement steel sashes will be installed in the rehabilitated existing original steel window frames.

3 4 Existing original steel frames and sashes to be restored at the Alley, North and Courtyard facades.



UPDATE ON WINDOW REPLACEMENT



ORIGINAL WINDOW ON NORTH FACADE RESTORED

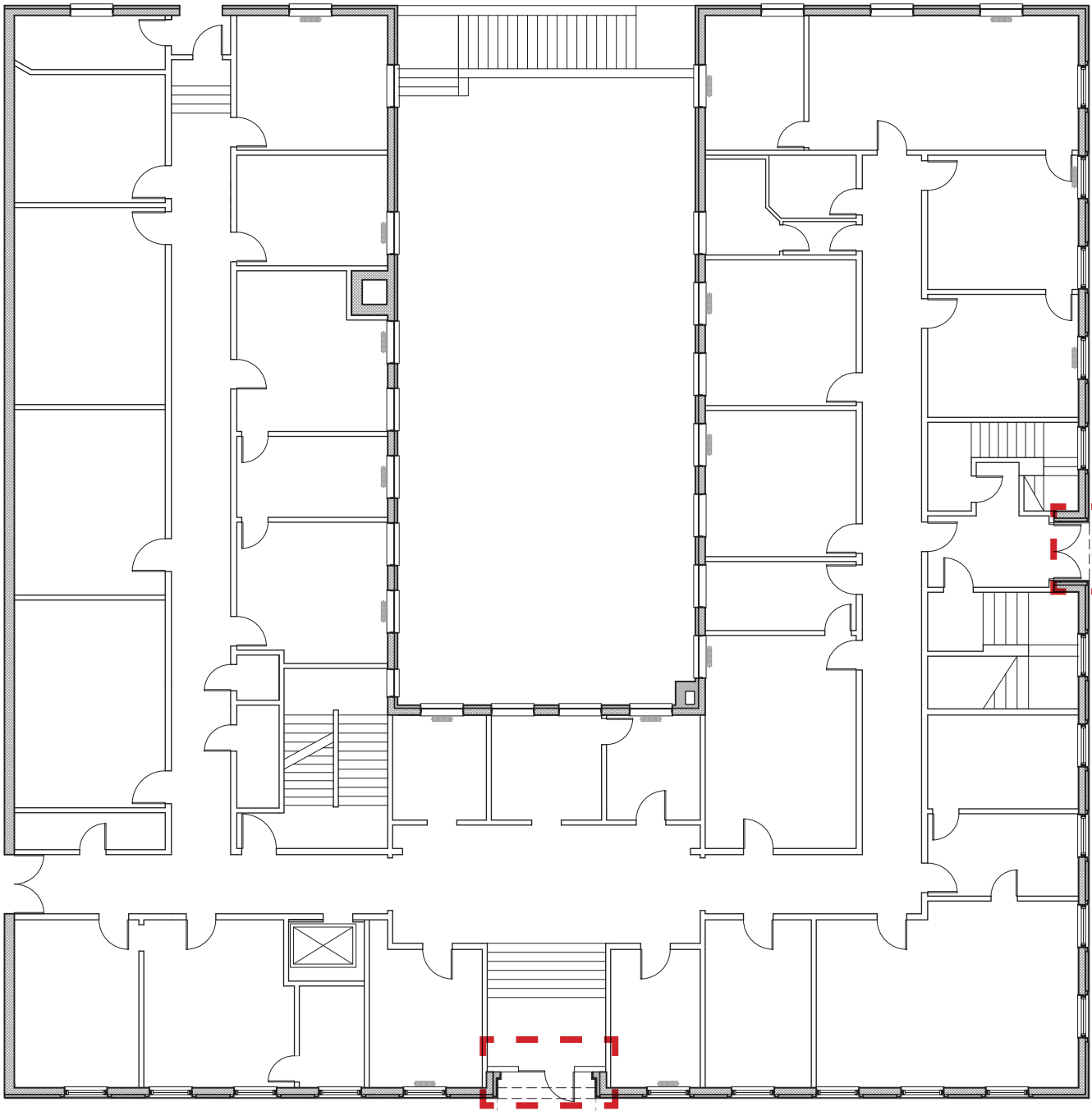


ORIGINAL WINDOW RESTORATION IN PROCESS ON NORTH FACADE



ORIGINAL WINDOW RESTORATION IN PROCESS AT THE COURTYARD FACADES

REPLACE ENTRY DOORS AT FIRST AVENUE AND CLAY STREET



← **Entrance at Clay St.**
- Replace entrance doors
- Relocate First Ave. "AF of L Labor Temple" neon sign

↑ **Entrance at First Ave.**
- Replace entrance doors and sidelights
- Remove non- original canopy
- Remove, restore, and relocate "AF of L Labor Temple" neon sign to Clay St. entrance



EXISTING FIRST FLOOR PLAN
NOT TO SCALE

REPLACE ENTRY DOORS AT FIRST AVENUE AND CLAY STREET

FIRST AVENUE ENTRANCE



1947



ca. 1955



2020

REPLACE ENTRY DOORS AT FIRST AVENUE AND CLAY STREET

FIRST AVENUE ENTRANCE



CURRENT VIEW OF THE ENTRY DOOR



PROPOSED NEW ENTRY DOOR

Removal of non-original canopy, restore and relocate neon sign, replace non-original door and sidelights with new door and sidelights with taller, more vertical proportions, to match the original doors of the North building First Ave facade. Materials are solid wood with mahogany veneer with brass accents.

REPLACE ENTRY DOORS AT FIRST AVENUE AND CLAY STREET

FIRST AVENUE ENTRANCE



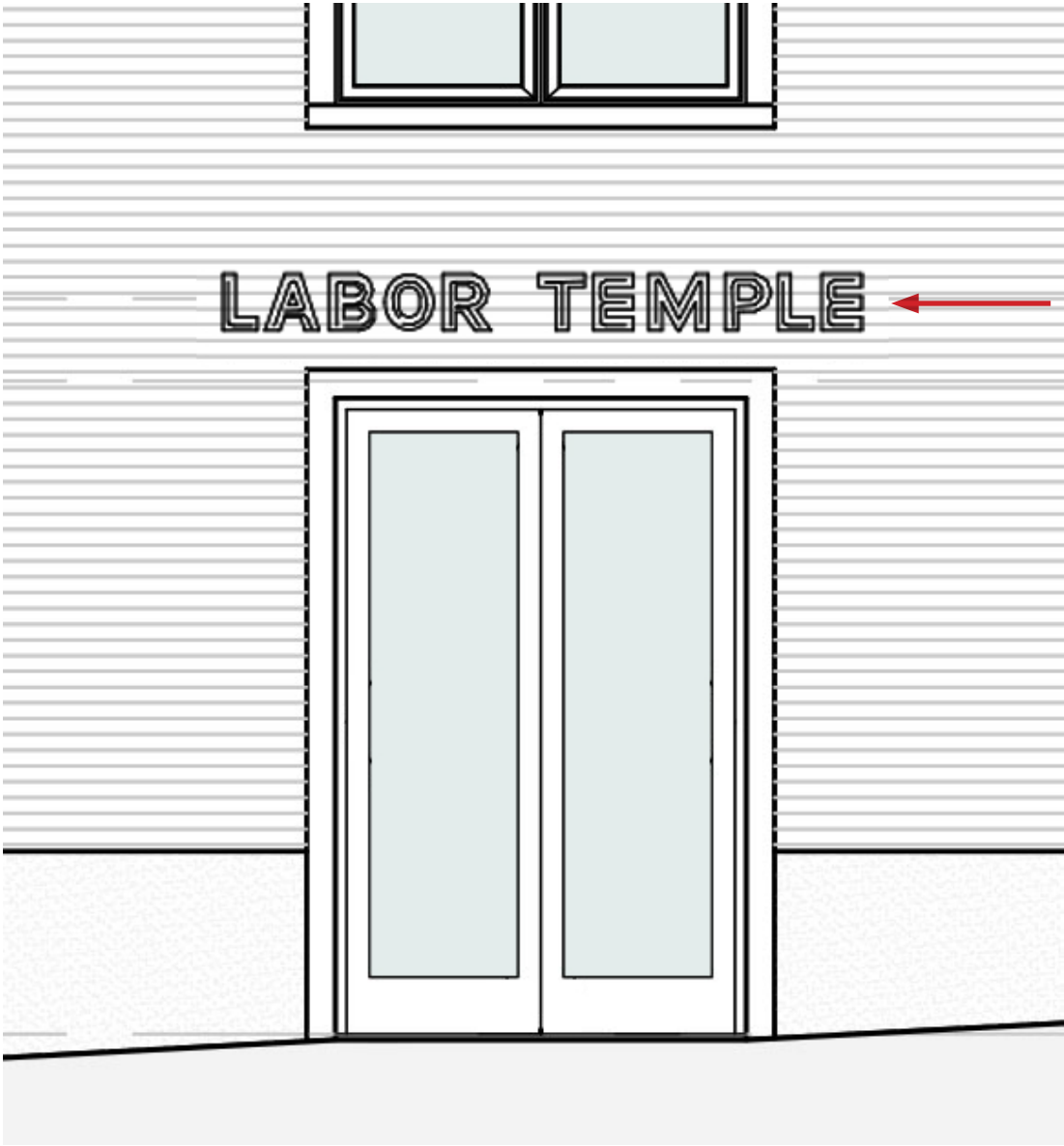
PROPOSED VIEW OF THE ENTRANCE

REPLACE ENTRY DOORS AT FIRST AVENUE AND CLAY STREET
RESTORE NEON SIGN AND RELOCATE FROM FIRST AVENUE TO CLAY STREET ENTRANCE

CLAY STREET ENTRANCE

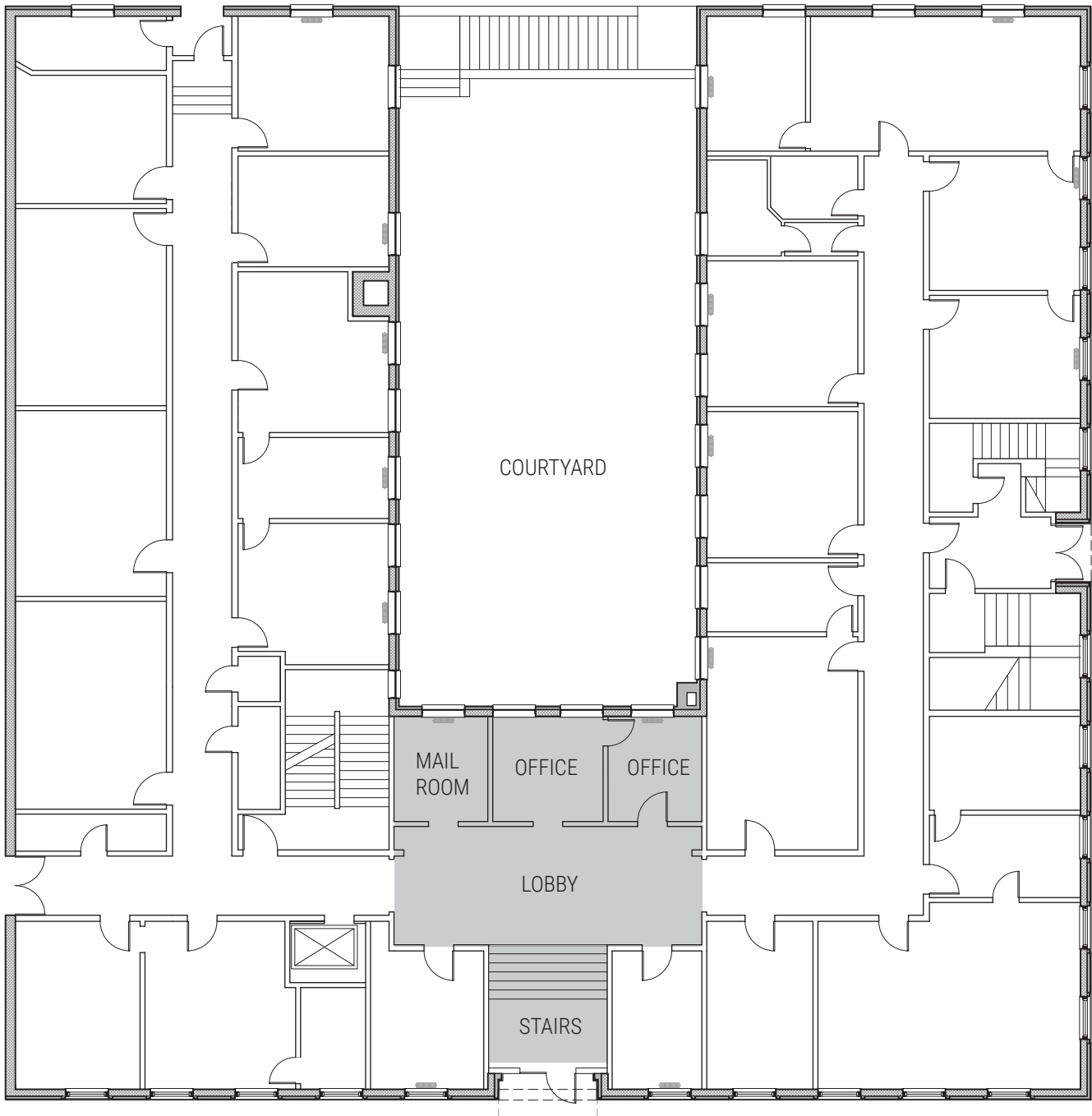


CURRENT VIEW OF THE ENTRY DOOR



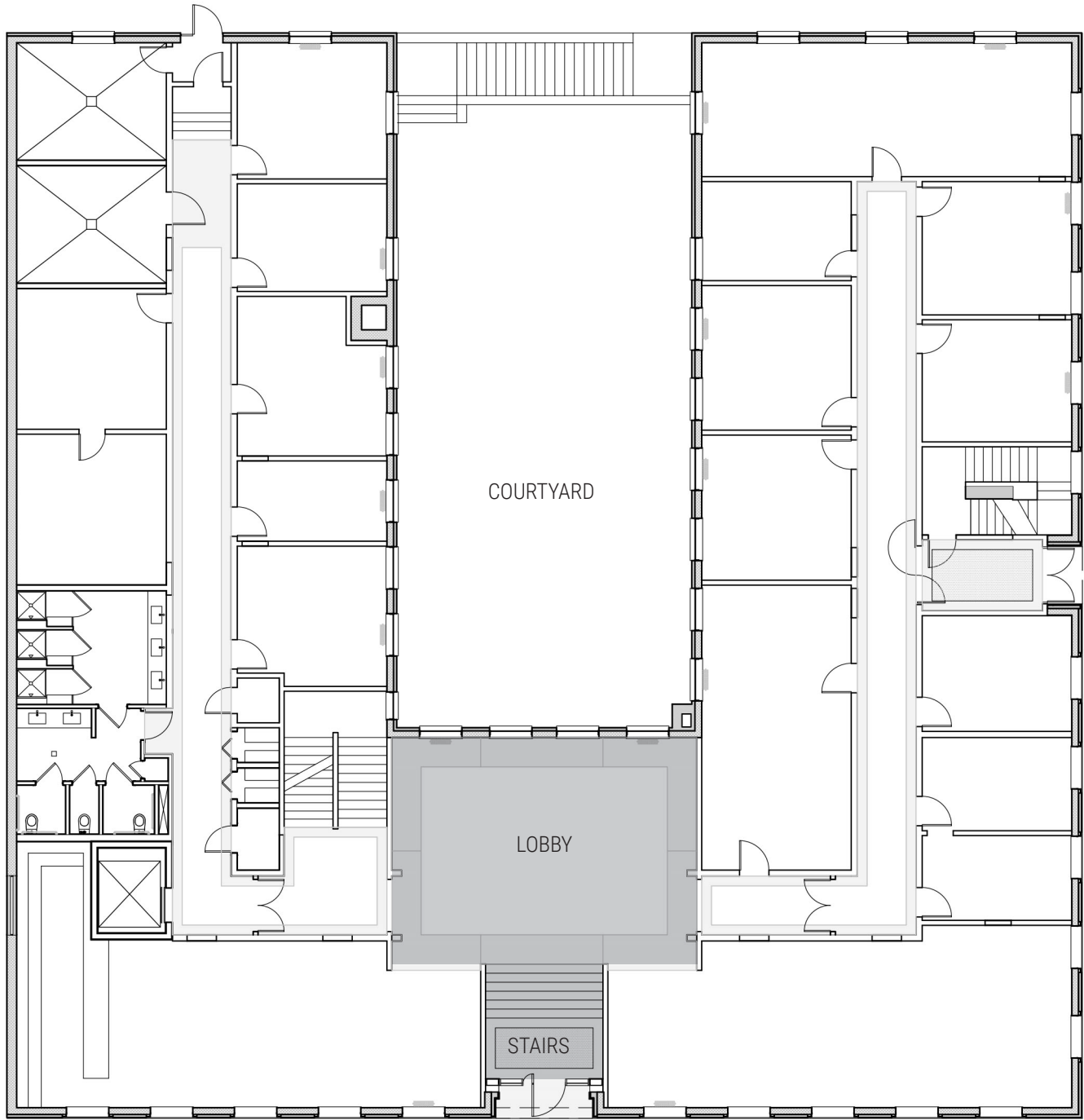
PROPOSED VIEW OF THE CLAY STREET ENTRANCE

RENOVATION OF FIRST AVENUE LOBBY



EXISTING FIRST FLOOR PLAN

NOT TO SCALE



PROPOSED FIRST FLOOR PLAN

NOT TO SCALE

RENOVATION OF FIRST AVENUE LOBBY



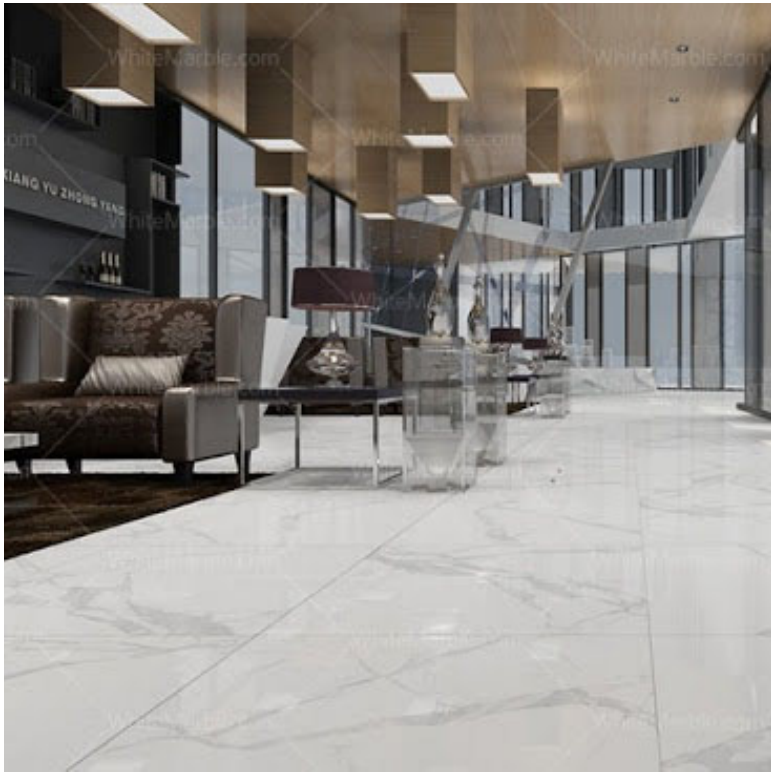
CURRENT VIEW OF THE LOBBY



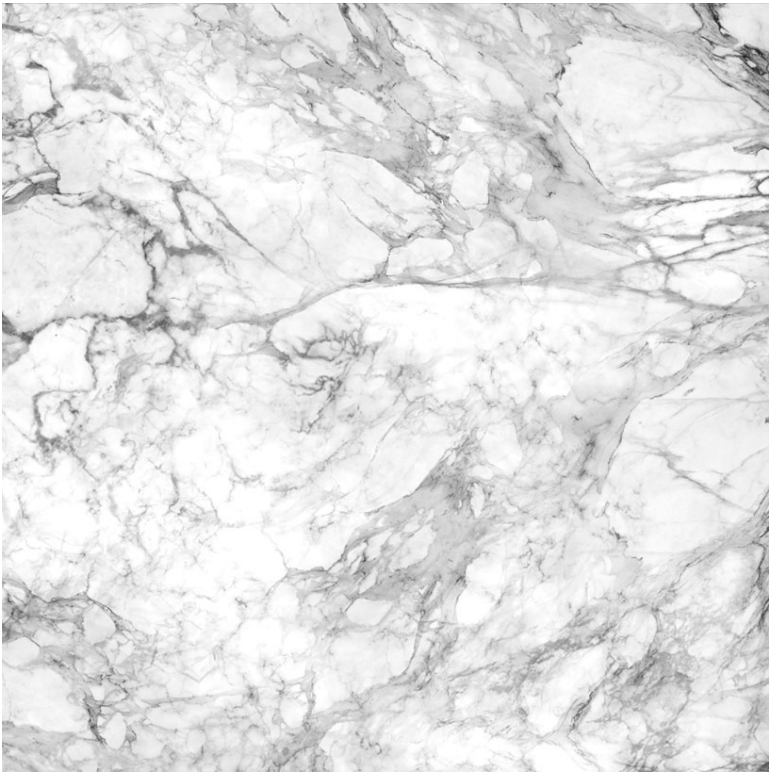
PROPOSED VIEW OF THE LOBBY

Lobby is enlarged, with visual connection to the courtyard.
New lighting, grey/white marble floor tile, mahogany veneer wall panels, and coffered with antique-patinated mirror glass ceiling.

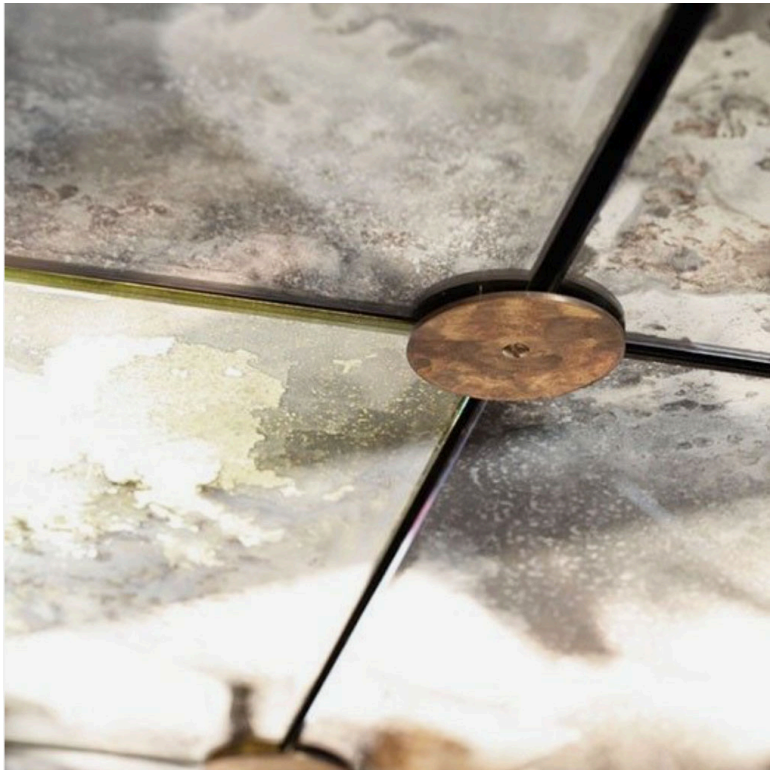
RENOVATION OF FIRST AVENUE LOBBY



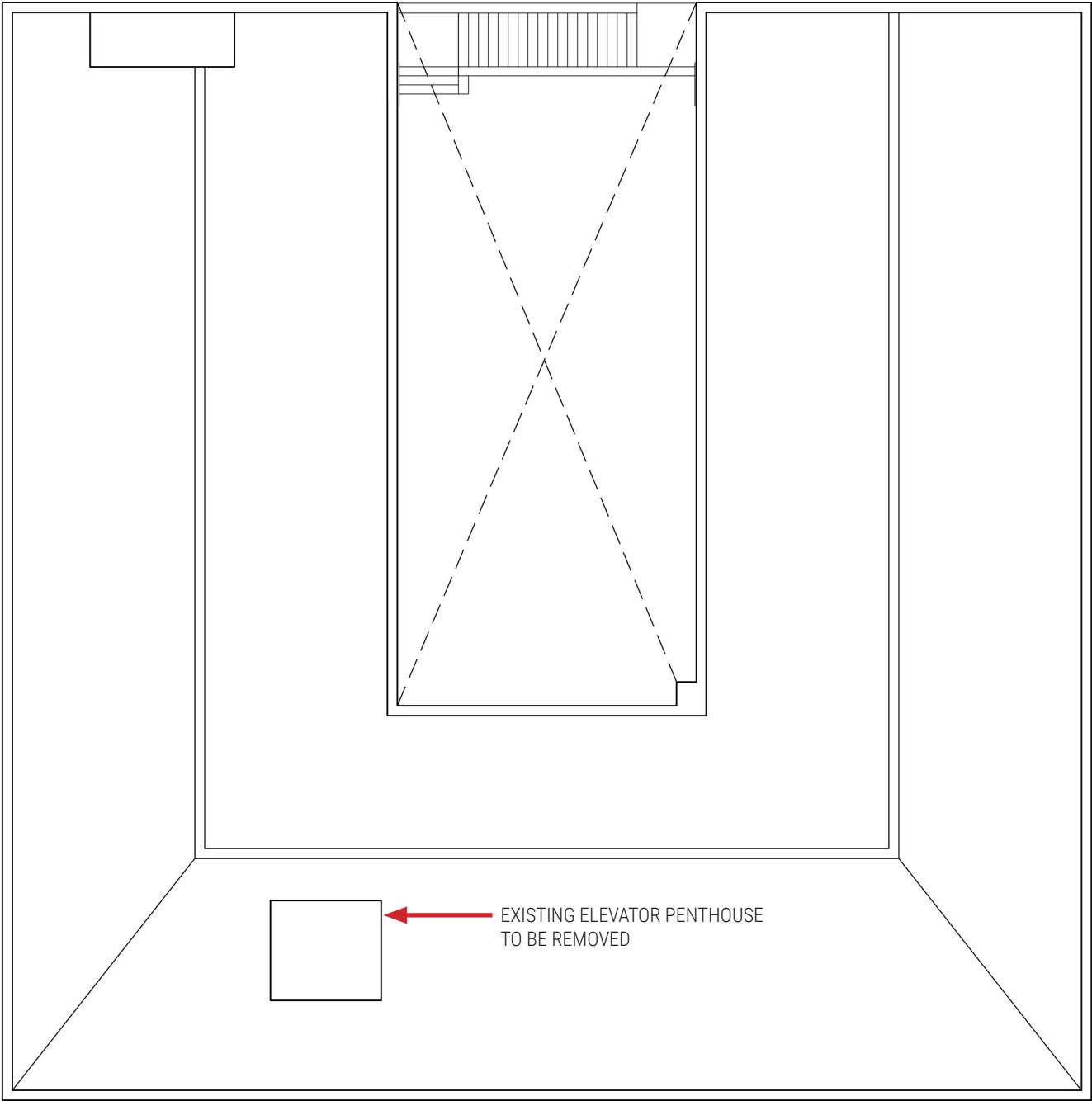
WHITE/GREY MARBLE FLOOR TILE



ANTIQUA MIRROR CEILING

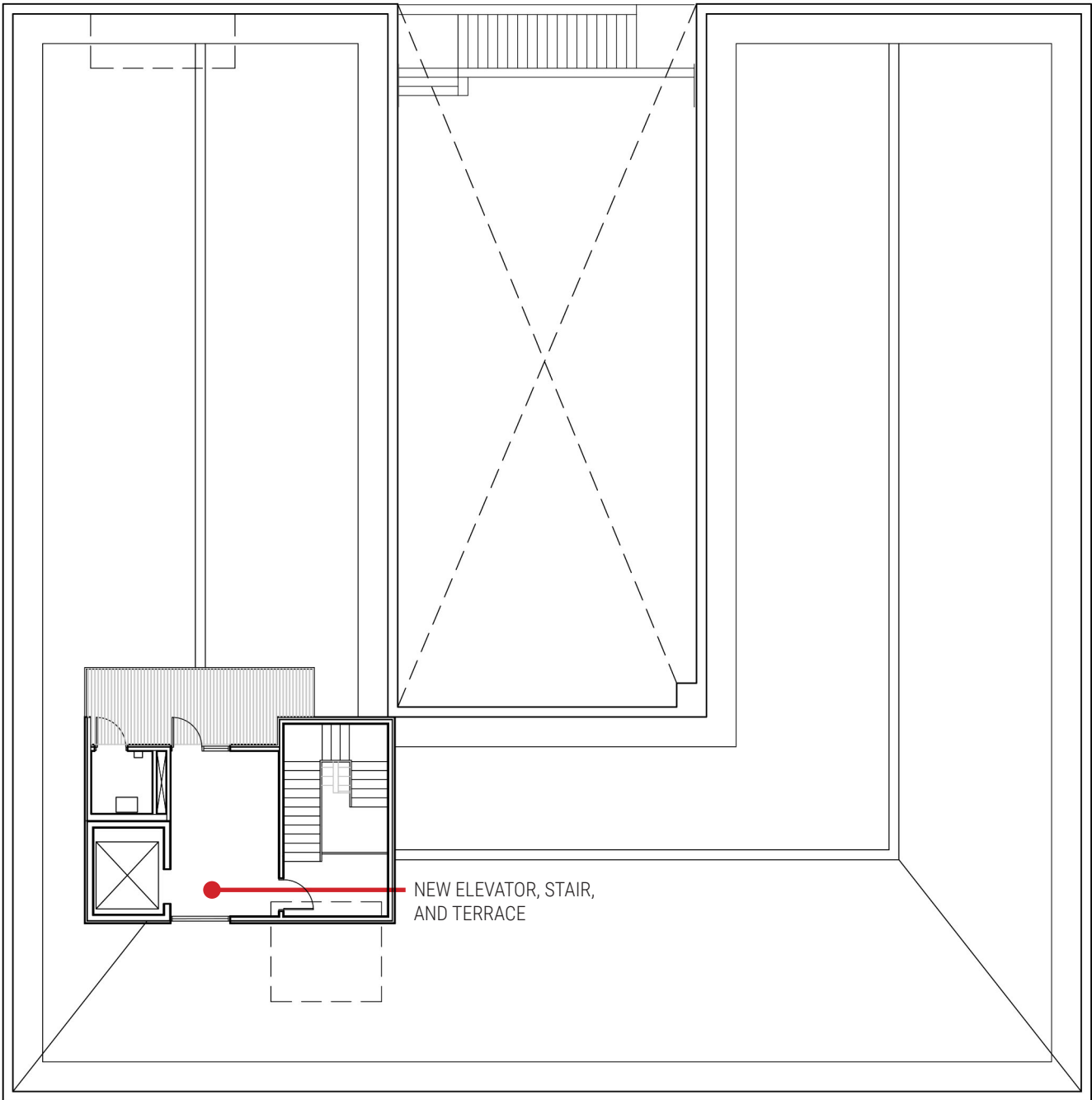


NEW ELEVATOR PENTHOUSE AT ROOF



EXISTING ROOF PLAN

NOT TO SCALE



PROPOSED ROOF PLAN

NOT TO SCALE

NEW ELEVATOR PENTHOUSE AT ROOF

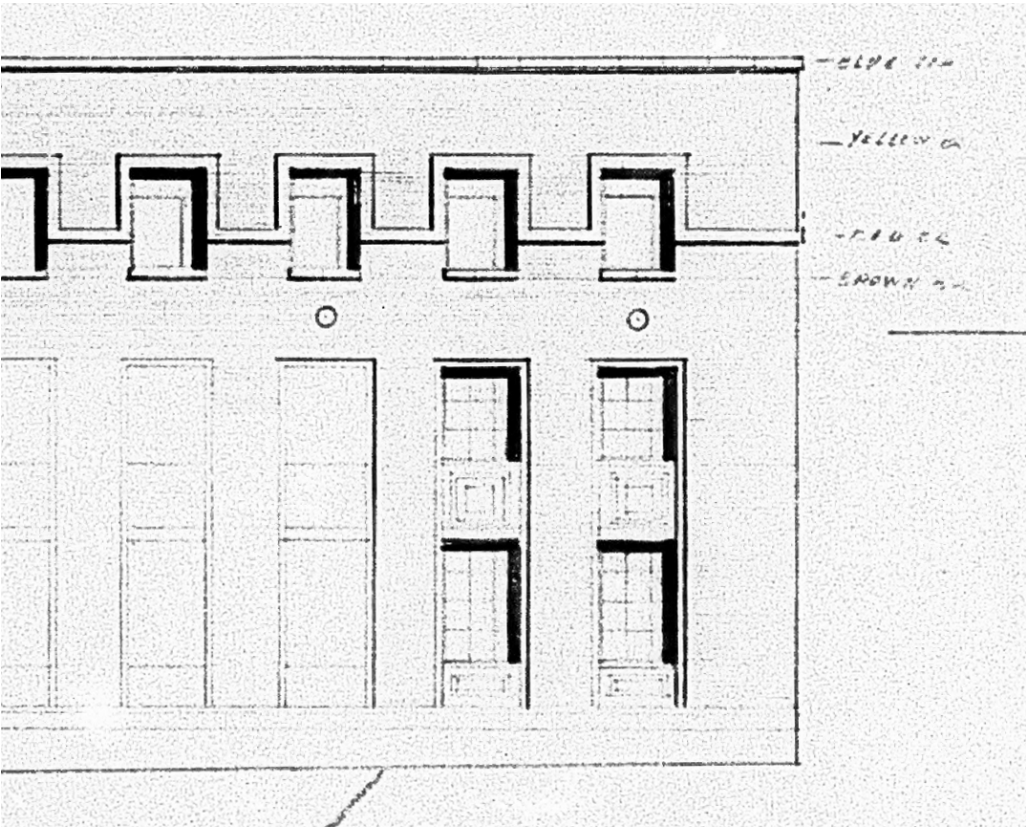


CURRENT VIEW OF ELEVATOR PENTHOUSE FROM STREET



PROPOSED VIEW OF ELEVATOR PENTHOUSE FROM STREET

PAINT BRICK AT UPPER COURSES OF THE 1955 ADDITION



1954 - DRAWING OF ARCHITECT'S INTENTION THAT THE UPPER COURSE OF BRICK IS YELLOW



1955 - LABOR TEMPLE AFTER THE THIRD FLOOR ADDITION

PAINT BRICK AT UPPER COURSES OF THE 1955 ADDITION



1955 - LABOR TEMPLE DURING THE THIRD FLOOR ADDITION

EXISTING BRICK CONDITIONS



CURRENT PHOTOS SHOWING
DAMAGE AT UPPER BRICK



PAINT BRICK AT UPPER COURSES OF THE 1955 ADDITION



PROPOSED VIEW SHOWING PAINT APPLIED TO THE UPPER FACADE OPTION 1: YELLOW COLOR BRICK

PAINT BRICK AT UPPER COURSES OF THE 1955 ADDITION



PROPOSED VIEW SHOWING PAINT APPLIED TO THE UPPER FACADE OPTION 1: YELLOW COLOR BRICK

PAINT BRICK AT UPPER COURSES OF THE 1955 ADDITION



PROPOSED VIEW SHOWING PAINT APPLIED TO THE UPPER FACADE OPTION 2: RED/ORANGE COLOR BRICK

PAINT BRICK AT UPPER COURSES OF THE 1955 ADDITION



PROPOSED VIEW SHOWING PAINT APPLIED TO THE UPPER FACADE OPTION 2: RED/ORANGE COLOR BRICK

PAINT BRICK AT UPPER COURSES OF THE 1955 ADDITION



PROPOSED VIEW SHOWING PAINT APPLIED TO THE UPPER FACADE OPTION 3: LIGHT TEAL COLOR BRICK (PREFERRED OPTION)

PAINT BRICK AT UPPER COURSES OF THE 1955 ADDITION



PROPOSED VIEW SHOWING PAINT APPLIED TO THE UPPER FACADE OPTION 3: LIGHT TEAL COLOR BRICK (PREFERRED OPTION)

PAINT BRICK AT UPPER COURSES OF THE 1955 ADDITION



TERRACOTTA COPING



TEST PANEL OF THE LIGHT TEAL COLOR - PREFERRD COLOR IS INDICATED